

eFiled & eRecorded  
 DATE: 2/10/2023  
 TIME: 2:08 PM  
 PLAT BOOK: 00014  
 PAGE: 00629  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9262935542  
 CLERK: Kim Windle James  
 Chattooga County, GA

LAND DIVISION SURVEY FOR  
**GAVIN VENTURES LLC**  
 BEING IN LAND LOTS 130 & 131 14th DISTRICT  
 4th SECTION CHATTOOGA COUNTY GEORGIA

15.624 Acres  
 18.023 Acres South of Evans Road  
 33.647 Acres Total

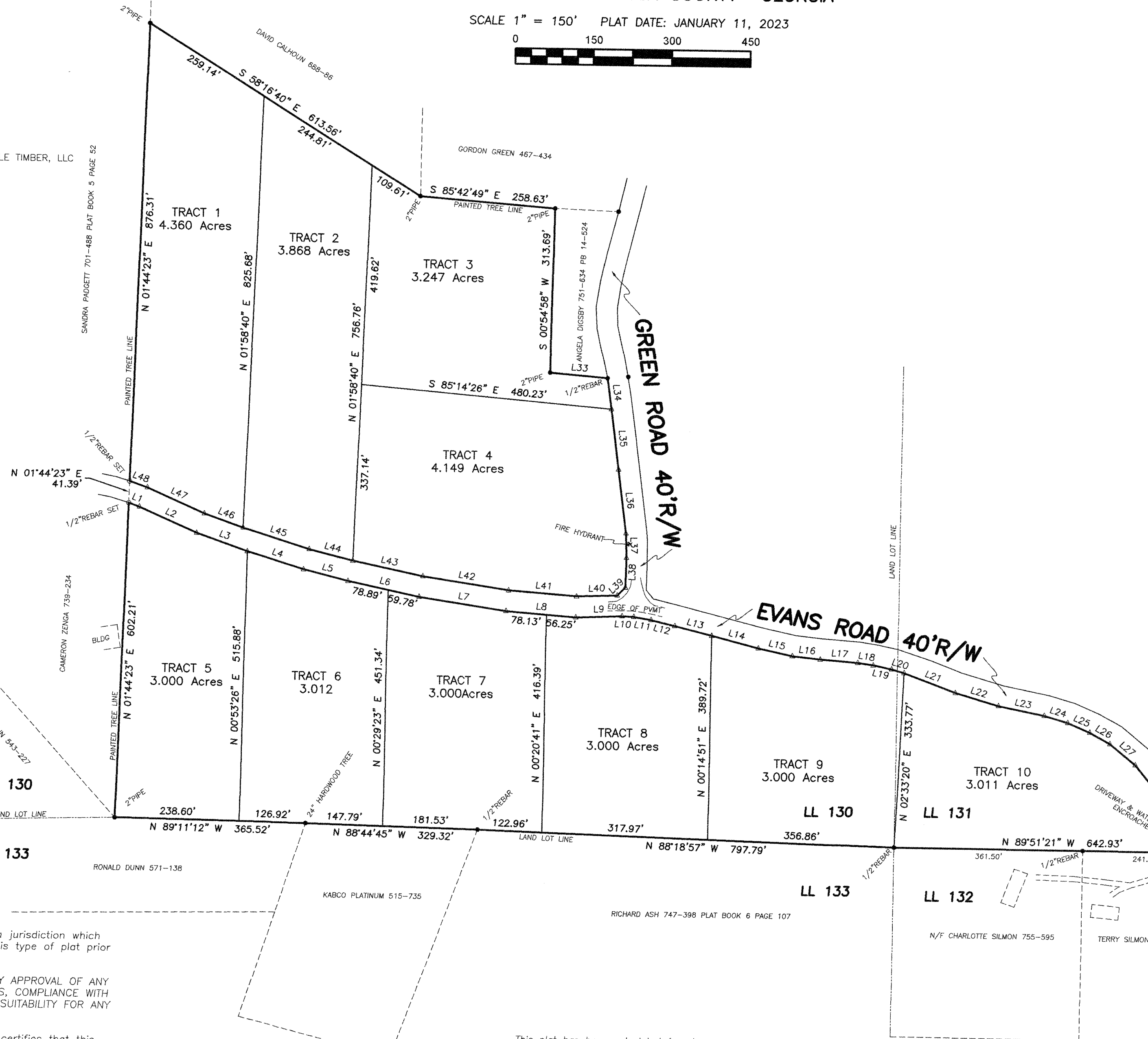
SCALE 1" = 150' PLAT DATE: JANUARY 11, 2023



DATE OF FIELD WORK: JANUARY 2023  
 THIS SURVEY AUTHORIZED BY: GAVIN VENTURES  
 CURRENT TAX RECORDS SHOW OWNER AS: HUBBLE TIMBER, LLC  
 TAX PARCEL 00041-0000-0071  
 REF DEED BK 664 PG 20

● = MONUMENT FOUND AS NOTED  
 ○ = 1/2" REBAR SET  
 △ = CALCULATED POINT  
 1/2" REBAR SET AT ALL LOT CORNERS

LINE	BEARING	DISTANCE
L1	S 70°11'07" E	21.73'
L2	S 66°26'12" E	120.35'
L3	S 70°46'10" E	103.31'
L4	S 73°15'37" E	112.64'
L5	S 76°08'01" E	87.95'
L6	S 78°17'32" E	138.67'
L7	S 81°33'14" E	168.42'
L8	S 85°50'44" E	134.38'
L9	S 87°54'23" E	88.70'
L10	S 87°38'04" E	22.64'
L11	S 80°39'22" E	33.53'
L12	S 76°28'12" E	46.94'
L13	S 75°53'46" E	73.14'
L14	S 75°53'46" E	92.56'
L15	S 77°43'05" E	66.89'
L16	S 83°58'00" E	53.77'
L17	S 85°24'11" E	72.41'
L18	S 81°43'02" E	29.64'
L19	S 78°27'54" E	36.44'
L20	S 73°52'16" E	25.08'
L21	S 69°41'07" E	104.52'
L22	S 74°09'33" E	86.76'
L23	S 78°44'45" E	89.72'
L24	S 73°52'35" E	46.55'
L25	S 67°04'21" E	46.48'
L26	S 61°22'00" E	43.61'
L27	S 50°56'18" E	62.92'
L28	S 39°49'00" E	127.68'
L29	S 42°06'24" E	50.12'
L30	S 59°16'22" E	35.88'
L31	S 66°43'53" E	17.22'
L32	S 75°38'04" E	22.58'
L33	S 85°14'26" E	110.27'
L34	S 07°43'55" E	60.00'
L35	S 07°44'02" E	115.87'
L36	S 07°30'38" E	122.85'
L37	S 01°52'45" E	46.76'
L38	S 01°35'56" W	57.34'
L39	S 45°12'01" W	21.70'
L40	S 87°59'48" W	78.00'
L41	N 85°50'44" W	130.87'
L42	N 81°33'14" W	165.78'
L43	N 78°17'32" W	136.77'
L44	N 76°08'01" W	86.23'
L45	N 72°50'43" W	132.81'
L46	N 70°46'10" W	78.87'
L47	N 66°25'52" W	119.97'
L48	N 71°13'31" W	36.02'



**ELBERT H. ANGEL**  
 GEORGIA REG. LAND SURVEYOR - 1742  
 958 ADAMS ROAD  
 CEDARTOWN, GA. 30125  
 (770) 748-0419  
 angelsurveying@msn.com

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Elbert H. Angel* JAN 18, 2023  
 Elbert H. Angel Georgia RLS #1742 DATE

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurvCE software. Relative positional accuracy: < 0.04' ( 95% confidence level )

NOTE: This plat is subject to all easements, matters of title, rights-of-way and local government approval.

NOTE: This plat of survey is made for the sole use and benefit of the person(s) or entities named hereon. This firm assumes no liability to persons or entities not named hereon, and any use by unnamed parties is done at their own risk.